

City Council
Atlanta, Georgia

04-0-0461

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-15
2-10-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **585-597-599 Wells Street, S.W.** be changed from the **I-2 (Heavy Industrial)** District to the **LW (Live Work)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **85** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

TRACT 1

All of the tract or parcel of land lying and being in Land Lot 85, 14th Land District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the easterly right of way of Northside Drive (variable R.O.W.) and the northerly right of way of Wells Street (variable R.O.W.) and thence northeasterly along the easterly right of way of Northside Drive (variable R.O.W.) 300.96' to a $\frac{1}{8}$ " rebar found;

said $\frac{1}{8}$ " rebar being the POINT OF BEGINNING;

thence northeasterly along said right of way North 01 degrees 02 minutes 17 seconds East, a distance of 126.80 feet to a point;

thence northeasterly along said right of way North 00 degrees 58 minutes 03 seconds East, a distance of 70.59 feet to a $\frac{5}{8}$ " rebar set;

thence leaving said right of way following a curve to the left said curve having an arc distance of 211.97 feet, with a radius of 3,008.79 feet, and being subtended by a chord bearing of North 79 degrees 57 minutes 43 seconds East, at a distance of 211.92 feet to a $\frac{5}{8}$ " rebar set on the westerly right of way of the Norfolk Southern Railway;

thence southeasterly along said right of way following a curve to the left said curve having an arc distance of 27.66 feet, with a radius of 562.95 feet, and being subtended by a chord bearing of South 24 degrees 44 minutes 02 seconds East, at a distance of 27.65 feet to a point;

thence southeasterly along said right of way South 25 degrees 05 minutes 29 seconds East, a distance of 13.69 feet to a point;

thence southeasterly along said right of way South 26 degrees 05 minutes 35 seconds East, a distance of 56.30 feet to a point;

thence southeasterly along said right of way following a curve to the right said curve having an arc distance of 46.50 feet, with a radius of 1,081.35 feet, and being subtended by a chord bearing of South 24 degrees 51 minutes 40 seconds East, at a distance of 46.51 feet to a point;

thence southeasterly along said right of way following a curve to the left said curve having an arc distance of 78.00 feet, with a radius of 1,510.55 feet, and being subtended by a chord bearing of South 19 degrees 11 minutes 15 seconds East, at a distance of 78.00 feet to a point;

thence southeasterly along said right of way South 20 degrees 40 minutes 00 seconds East, a distance of 171.21 feet to a $\frac{5}{8}$ " rebar set on the northerly right of way of Wells Street (variable R.O.W.);

thence southwesterly along said right of way South 85 degrees 03 minutes 17 seconds West, a distance of 233.22 feet to a p.k. nail set;

thence leaving said right of way North 15 degrees 53 minutes 48 seconds West, a distance of 260.86 feet to a $\frac{5}{8}$ " rebar set;

thence South 73 degrees 28 minutes 33 seconds West, a distance of 80.51 feet to a $\frac{1}{8}$ " rebar found;

said $\frac{1}{8}$ " rebar being the POINT OF BEGINNING.

Said tract or parcel containing 98,585 square feet or 2.26 acres.

TRACT 2

All of the tract or parcel of land lying and being in Land Lot 85, 14th Land District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the easterly right of way of Northside Drive (variable R.O.W.) and the northerly right of way of Wells Street (variable R.O.W.)

thence northeasterly along the easterly right of way of Northside Drive (variable R.O.W.) 300.96' to a $\frac{1}{8}$ " rebar found;

thence northeasterly along said right of way North 01 degrees 02 minutes 17 seconds East, a distance of 126.80 feet to a point;

thence northeasterly along said right of way North 00 degrees 58 minutes 03 seconds East, a distance of 70.59 feet to a $\frac{5}{8}$ " rebar set;

thence leaving said right of way following a curve to the left said curve having an arc distance of 211.97 feet, with a radius of 3,008.79 feet, and being subtended by a chord bearing of North 79 degrees 57 minutes 43 seconds East, at a distance of 211.92 feet to a $\frac{5}{8}$ " rebar set on the westerly right of way of the Norfolk Southern Railway;

said point being the POINT OF BEGINNING

thence following a curve to the left said curve having an arc distance of 5.64 feet, with a radius of 3,004.77 feet, and being subtended by a chord bearing of North 77 degrees 29 minutes 52 seconds East, at a distance of 5.64 feet to a point;

thence following a curve to the left said curve having an arc distance of 25.90 feet, with a radius of 1,510.55 feet, and being subtended by a chord bearing of South 12 degrees 51 minutes 57 seconds East, at a distance of 25.90 feet to a point;

thence following a curve to the right said curve having an arc distance of 26.54 feet, with a radius of 562.95 feet, and being subtended by a chord bearing of North 25 degrees 07 minutes 31 seconds West, at a distance of 26.54 feet to a point;

said point being the POINT OF BEGINNING.

Said tract or parcel containing 75 square feet.

2-04-15

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EFFECTIVE

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Right of 1
filed May
DOES NOT

10

Agreement
1948 and
DOES NOT

11

Right of 11
1955, filed
DOES NOT

12

Right of 12
1955, filed
DOES NOT

The undersigned
Compass Blank
Land Surveyor
stands and title survey
Mapping for or
thereof; that it
on the subject
premises or on
encroachments
improvements
on adjoining pr

Robert T. Arnest
Georgia Registered